

6 St. Aidens Rise, Barry  
£199,500





## 6 St. Aidens Rise

Barry, Barry

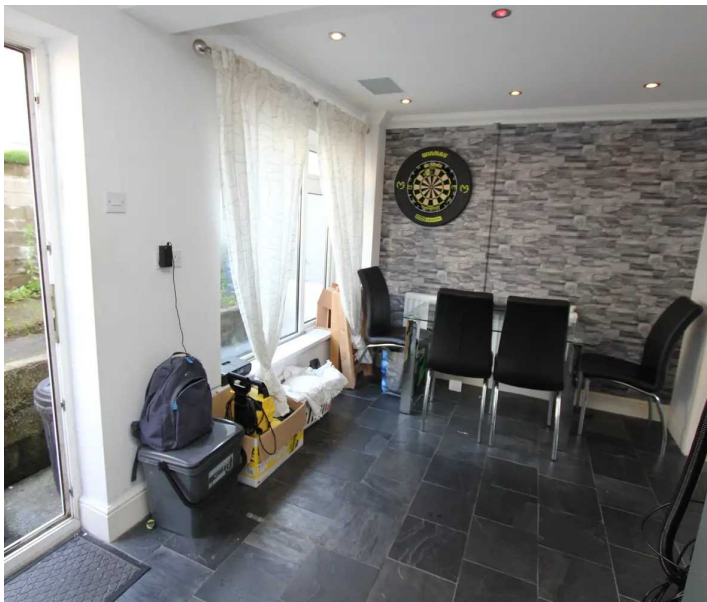
LANDSCAPED REAR GARDEN; 3 BEDROOMS; 2 MINUTES TO RAIL STATION - This well presented end of terraced property comprises a porch/hall, living room with...

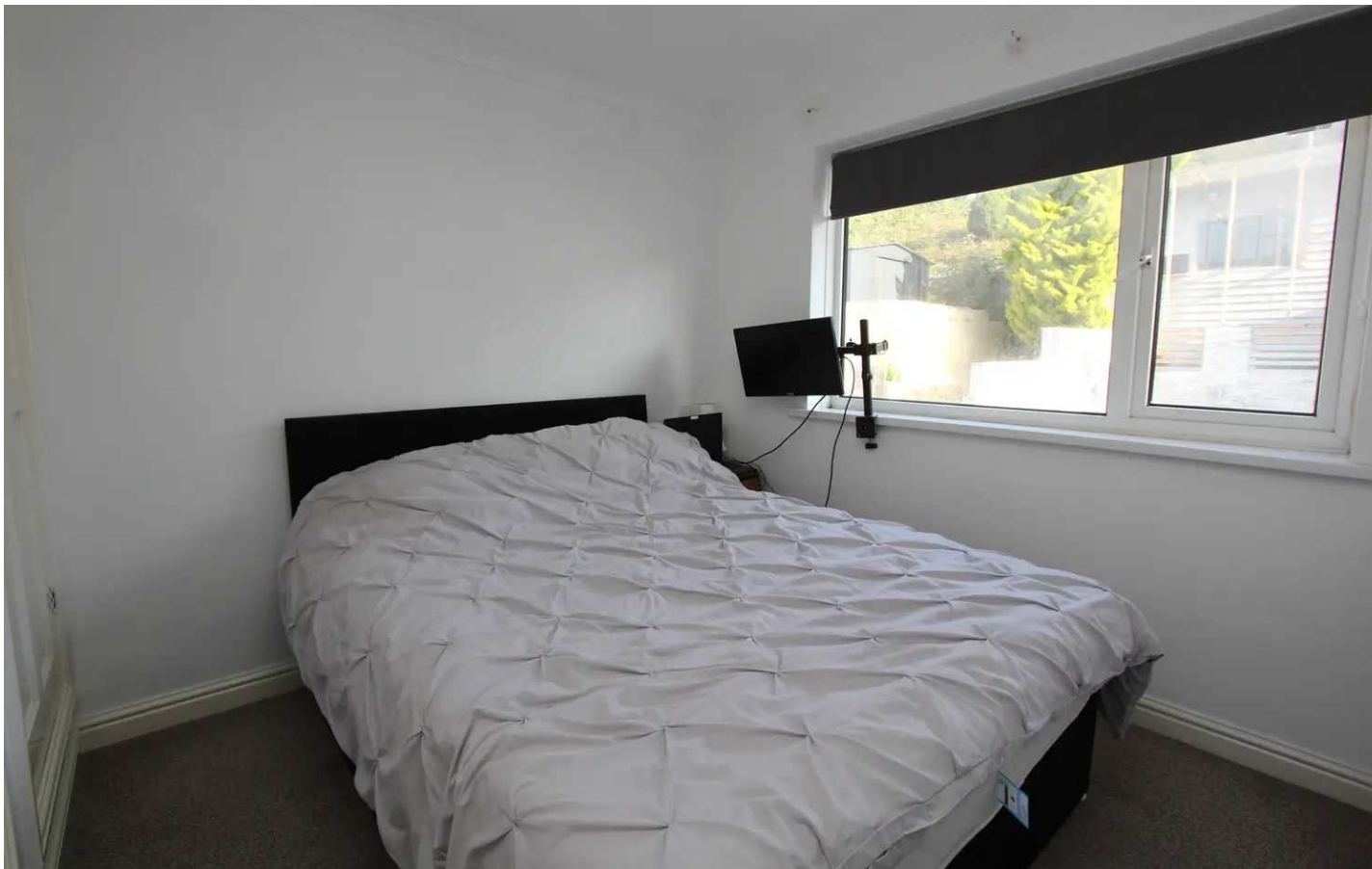
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- THREE BED END OF TERRACE
- FULL WIDTH KITCHEN BREAKFAST ROOM
- ENCLOSED REAR GARDEN WITH WORKSHOP
- MODERN WHITE BATHROOM / WC AND SHOWER
- EPC C71
- WALKING DISTANCE TO SHOPS AND RAIL STATION





### **Entrance Porch/Hall**

Accessed via a uPVC door and with a matching front window. A practical entrance area ideal for general storage. Radiator and fuse-box. A panelled door leads to the living room.

### **Living Room**

15' 6" x 12' 10" (4.72m x 3.91m)

A superb size carpeted reception room which boasts contemporary RAKO lighting (remote control, dimmer, mood lighting etc - smooth coved ceiling with 13 low energy spotlights)). Front uPVC window and a recessed stairs lead to the first floor. A panelled door leads to the kitchen/dining room. The focal point is that of a recessed wood burning stove that is mounted on a slate hearth. (Matching shelf over). Radiator.

### **Kitchen/Breakfast Room**

15' 5" x 8' 9" (4.70m x 2.66m)

With a striking tiled flooring and initially with space for a dining table and chairs. The kitchen is fitted with modern units, complementing worktops and a stainless steel sink unit. Integral 4 ring hob, electric over and cooker hood over. 2 uPVC windows and matching door to the rear garden. Smooth coved ceiling with 12 recessed low energy spotlights, radiator and ceramic tiled splash-backs.

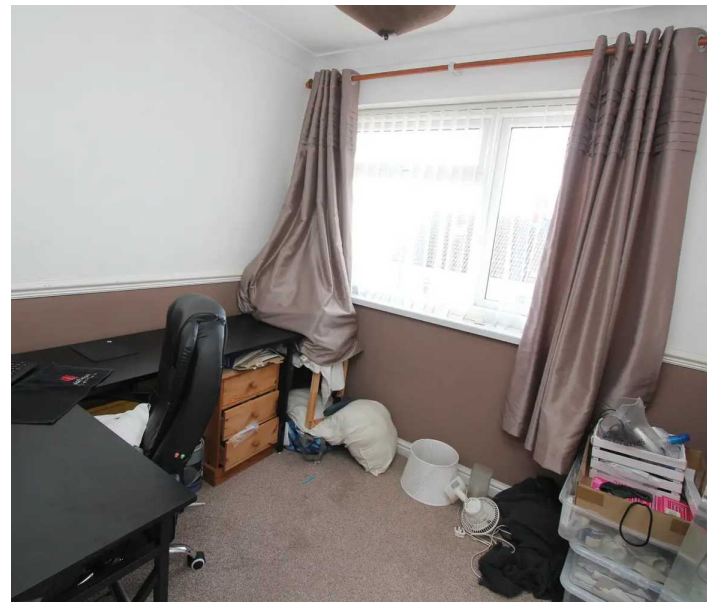
### **Landing**

Carpeted, matching the stairs, and with panelled doors to the three bedrooms and bathroom/WC. Two further doors access a handy storage cupboard and also an airing cupboard which houses the recently refitted combi boiler. Loft hatch and smooth coved ceiling with 4 spotlights.

### **Bedroom One**

8' 9" x 8' 7" (2.66m x 2.61m)

A carpeted double bedroom with uPVC rear window, radiator and recessed cupboard over the stairwell. Coved ceiling







radiator and recessed cupboard over the stairwell.  
Coved ceiling

**Bedroom Two**

9' 11" x 7' 6" (3.02m x 2.28m)

A carpeted double bedroom with front uPVC window, radiator and storage cupboard over the stairwell. Smooth coved ceiling with 4 spotlights.

**Bedroom Three**

7' 9" x 7' 1" (2.36m x 2.16m)

A carpeted single bedroom with front uPVC window, radiator and coved ceiling.

**Family Bathroom/WC/Shower**

6' 4" x 5' 6" (1.93m x 1.68m)

With an easy wipe floor covering (vinyl) plus a white suite comprising close coupled WC with button flush, pedestal basin and bath with electric and thermostatic showers over. Opaque uPVC rear window, radiator and smooth coved ceiling with 4 spotlights. Ceramic tiled splash-backs and walls.





### **FRONT GARDEN**

A two-tiered front ideal for plants and shrubs, or perhaps for low maintenance with stone chippings. Steps lead up to the front door.

### **REAR GARDEN**

A superb rear garden which initially has a small concrete patio and steps which lead up to the main area which is landscaped with false lawn, high spec patio slabs and beautiful tiled walls. There is a glass screen balustrade with chrome handrail. There is a further raised section (accessed from the rear at Mendip View) which offers a workshop and hardstand potential.









## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.